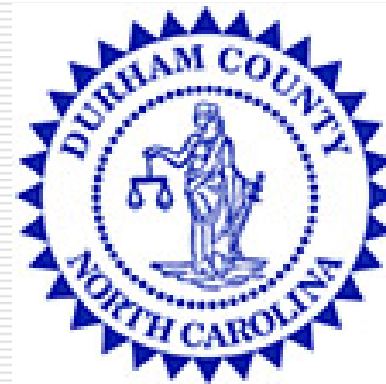


# Planning and Development

---

## In Durham

Frank M. Duke, AICP  
Planning Director



# Planning Department Mission

---

- Guide the orderly growth and enhancement of the Durham community while preserving its cultural heritage and natural resources.



# Organization of the Planning Department

---

- ☐ Administration
- ☐ Policy and Development



# Organization: Administration

---

- ☐ Fiscal management
- ☐ Work program and reports
- ☐ Zoning enforcement
- ☐ Zoning text amendments
- ☐ Research
- ☐ Public information



# Organization: Policy and Development

---

- ☐ Long range plans
- ☐ Plan amendments
- ☐ Rezoning
- ☐ Site plans
- ☐ Variances
- ☐ Use permits



# Support for Boards and Commissions

---

- ☐ City Council
- ☐ Board of County Commissioners
- ☐ Joint City-County Planning Committee
- ☐ 8 citizen boards
- ☐ 3 multi-jurisdictional boards



# Major Planning Projects

---

- ☐ Durham Comprehensive Plan
- ☐ Unified Development Ordinance
- ☐ Review and refinement of development review processes



# Development Review Processes

---

- ❑ Legislative: decision maker sets policy
- ❑ Administrative: decision maker confirms technical compliance with policies and ordinances
- ❑ Quasi-judicial: decision maker rules based on evidence and sworn testimony





# Plan Amendment Process

---

- ☐ Legislative action
- ☐ Pre-submittal conference
- ☐ Notification
- ☐ Staff report
- ☐ Planning Commission recommendation
- ☐ Governing body decision



# Rezoning Process

---

- ☐ Legislative action
- ☐ Pre-submittal conference
- ☐ Application
- ☐ Coordinate review by City, County and State agencies



# Rezoning Process, cont.

---

- ☐ Staff recommendation
- ☐ Planning Commission recommendation
- ☐ Governing body decision



# Site Plan Approval Process

---

- ☐ Administrative action
- ☐ Submittal
- ☐ Coordinate review by City, County and State agencies
- ☐ Decision
  - ❖ Planning Director
  - ❖ DRB
  - ❖ Governing body



# Use Permits/Variances

---

- ☐ Quasi-judicial action
- ☐ Review for technical compliance
- ☐ Staff report
- ☐ Hearing with sworn testimony
- ☐ Decision
  - ❖ Board of Adjustment
  - ❖ Governing body



# Zoning Enforcement

---

- ☐ Complaint driven
- ☐ Responsibility to enforce ONLY the Durham Zoning and Subdivision Ordinances
- ☐ Cannot enforce Housing Code, Building Code, other City and County ordinances.



# Zoning Enforcement Process

---

- ☐ Complaint received
- ☐ Confirm violation
- ☐ Notice of violation
- ☐ Time to correct
- ☐ Citations
- ☐ Quality of Life Court



# Planning and Development in Durham

---

Questions?  
Comments?

